

**APPROVED**  
**Centerville Township Planning Commission**  
**Regular Meeting**  
**Centerville Township Hall**  
**August 1, 2022**

**Call to Order:** Tim Johnson, Chair, called the meeting to order at 6:30 PM.

**Attendance:** Present: Tim Johnson, Jamie Damm, Dan Hubbell, Joe Mosher, Lindy Kellogg.  
Absent: None. Staff Present: Recording Secretary Dana Boomer, Zoning Administrator Tim Cypher

**Public Comment:** None

**Agenda:** The PC reviewed the agenda. **Motion to approve agenda as presented by Damm, second by Hubbell. All in favor, motion carried.**

**Conflict of Interest:** None

**Revise/Approve Minutes:**

The PC reviewed the draft minutes of the June 6, 2022 regular meeting. **Motion to approve the June 6, 2022 regular meeting minutes as presented by Mosher, second by Damm. All in favor, motion carried.**

**Hubbell moved to approve June 6, 2022 public hearing minutes as presented. Mosher seconded. All in favor, motion carried.**

Given recent recommendations, the PC had consensus that going forward public hearings will be an agenda item of a regular or special meeting, rather than a separate meeting with separate minutes.

**Report from ZBA Representative:** Damm and Cypher reported that there were no meetings and nothing in the pipeline.

**Report from Zoning Administrator:** Cypher had previously distributed his reports for June 2022. Cypher provided an update on ongoing zoning enforcement. The PC briefly discussed.

Lindy Kellogg arrived at 6:38 pm.

**Zoning/Planning Issues:**

**Proposed ZO Amendment** – The amendment was sent to the County Planning Commission, and returned with comments. The PC reviewed the comments from the County PC. The County PC had several comments regarding the language. The PC made minor changes and clarifications to the language based on those comments – see attached. The PC discussed whether crops were

required to be grown for each type of alcohol produced, or just an overall number of acres; it was determined to leave the language regarding this as was originally proposed. The PC discussed whether the wineries would be allowed to serve food prepared on site. The consensus was that the township should not regulate this, and should leave the regulation of food preparation to the appropriate licensing agencies.

The PC had a consensus to review the amended version prior to the next meeting and make a decision on recommendation to the Township Board at that time.

**Leelanau Pines Campground** – Cypher provided an update on the site plan status. The application has been deemed complete, and he provided an update on submissions regarding the application. This application will be placed on the website prior to the public hearing. There have been no major changes to the proposal, just additional documentation. Johnson summarized the process – the next step of the application process will be a preliminary site plan review at a public hearing. There is no regular meeting in September, so there could be a special meeting for the public hearing. The PC discussed a timeline for a special meeting – with publication timelines, August 26 is the earliest allowable date. **Damm moved, Hubbell seconded to hold a special meeting on August 29, 2022 at 6:30, to hold a public hearing on the Leelanau Pines Campground Special Use Permit application. All in favor, motion carried.**

Cypher provided an update on marinas. Per the township's legal opinion, the applicants will need to go to the Zoning Board of Appeals for any expansion of the marina. This will not be completed before the public hearing. The PC discussed the marina at the campground, and the state and township regulations surrounding this. Also discussed was whether the application should be amended to remove the proposed expansion of the marina, as the PC would not be making a determination on that portion of the plan. Cypher stated that it is up to the applicant whether they would like to make changes to the application; it is up to the PC whether they would like to put conditions on any potential approval of the submitted plan.

PC members had several questions and brought up several discrepancies between various portions of the application and the discussion tonight. The PC briefly discussed these discrepancies and other items related to the application. The final application will be given to Cypher by the end of the day Tuesday, and the final application will be what is posted on the website, linked in the public notice, and distributed to the PC.

Members of the public stated they are anxious to hear what the changes will be to the park, and are looking forward to the public hearing and being able to see the plan online. An audience member asked whether additional traffic will be considered – Cypher and Johnson stated that this is part of the site plan review, and is addressed by the Planning Commission and Road Commission.

**Consumers Energy Communication RE: Solar** – There was a communication regarding commercial solar energy production from Consumers Energy, stating that they are looking to expand their solar operations. They asked Centerville to review their stance regarding solar, and let them know if Centerville is interested. Johnson stated that installation locations need to be within three miles of a substation and high voltage transmission lines, neither of which are

present in Centerville Township, so while Centerville supports this initiative, it is unlikely that any commercial solar projects will end up being located in the Township.

**PC Education Update** – Mosher attended the two-part series on accessory dwelling units. He thinks these would be an interesting topic for anyone who is looking for additional training hours, especially the first portion which is more pertinent to the current density of Centerville Township. The PC briefly discussed accessory dwelling units.

There has been communication between the township and Housing North regarding the township (and other local municipalities) helping to support a housing support position. Supervisor Schwantes requested that Yarrow Brown continue to liaise with the Planning Commission regarding what the benefit of this position would be to the township.

**Public Comment** – None

**Next Meeting Date:** A special meeting has been set for Monday, August 29 at 6:30 pm. The next regular meeting is scheduled for October 3, 2022.

**Adjournment:** Johnson moved to adjourn the meeting at 8:15 PM, Hubbell seconded. All in favor, motion carried.

Respectfully Submitted,

Dana Boomer  
Recording Secretary

*Added language is highlighted in yellow; language added after the County PC comments are highlighted in blue, removed language is struck*

## **Section 9.6 Wineries, Meaderies, ~~and Cideries~~ and Micro-Breweries**

This section recognizes that wineries, meaderies, ~~and cideries~~, and micro-breweries meeting the provisions below are appropriate farm activities, encourage crop diversification and provide economic alternatives to township farmers. Wineries, meaderies, ~~and cideries~~, and micro-breweries are permitted provided:

1. The facility is licensed by the US Treasury, Bureau of Alcohol, Tobacco and Firearms, and the Michigan Liquor Control Commission, and is in compliance with the regulations of the Michigan Department of Agriculture and the Michigan Department of Natural Resources.
2. The lot area is one of the following:
  - a. at least ten (10) acres which shall include a minimum of two (2) acres in ~~fruit~~ agricultural production intended to be used in the wine, cider, mead or beer, maintained in accordance with generally accepted management practices.
  - b. at least four (4) acres with an additional ten (10) acres of land contiguous to the facility lot which shall include a minimum of two (2) acres in ~~fruit~~ agricultural production intended to be used in the wine, cider, mead or beer, maintained in accordance with generally accepted management practices.
3. Parking, buildings and processing areas shall be set back a minimum of fifty feet from all lot lines and shall be landscaped and visually screened from adjacent properties and buffered from adjacent roads. Adaptive reuse of existing buildings is encouraged.
4. A portion of the production of the facility shall be derived from ~~fruit~~ agricultural production intended to be used in the wine, cider, mead or beer grown by the producer. The facility shall maintain a ratio of at least 4 acres of ~~fruit~~ agricultural production intended to be used in the wine, cider, mead or beer, grown on premises to 5000 gallons ~~produced~~ of total production.
5. ~~Total production of product~~ does not exceed 178,000 gallons ~~(75,000 cases)~~ in any calendar year. Total on-site sales do not exceed 178,000 gallons in any calendar year.
6. The bonded structures may occupy no more than twenty thousand (20,000) square feet above ground.
7. Retail sales shall be limited to products produced on the premises and ~~wine-related paraphernalia~~ items such as, but not limited to, corkscrews, glasses or tableware. The sales area shall not be greater than two thousand five hundred (2,500) square feet.
8. Where retail sales of product are a function of farm markets all requirements in the ordinance for farm markets must be met.

9. Activities associated with the promotion of ~~wine-~~ **product** usage and education may be permitted. Typical activities are ~~wine-~~ **beverage** appreciation/education seminars, non-profit benefits, weddings, ~~wine~~ **beverage** and catered food events, seasonal natural events (~~mushroom hunts~~), and ~~vineyard~~ harvest festivals. These activities may be permitted provided:
- a. Parking area must be off-road, fifty (50) feet from all lot lines, and appropriately screened from neighboring property. Light sources shall be directed downwards and shielded to prevent light being directed off the premises.
  - b. The operator must have a written statement from the County Health Department indicating the maximum number of persons that can be accommodated with existing toilet facilities and additional portable toilets must be provided for any guests exceeding the aforementioned number.
  - c. Outside activities **may only be conducted between 8 am and 10 pm.** ~~must commence after 30 minutes before sunrise and be completed before 30 minutes after sunset.~~ Inside activities must be completed by 10:00 p.m.
  - d. ~~With the exception of appetizers, snacks or products regularly produced on the premises, food provided for the activity must be prepared off site.~~